

Weare Conservation Commission
Minutes
November 9, 2005
+++++FINAL+++++

In attendance are: Andrea Alderman, Tom Carr, George Malette, John Ciampi, Andy Fulton, Pat Myers.

Helene Kurk attended as ex-officio.

Guests-***

Chairman Carr called the meeting to order at 7:03 P.M.

1). Minutes of October 12, 2005:

- ❖ In #2, 3rd line up from the bottom, change “*open space*” to “*conservation easement.*”
- ❖ In #2, 5th line up from the bottom, strike the wording “*that if an external (non town) agency doesn’t hold the executory rights to the open space,*” and also the wording, starting with the 3rd line up from the bottom, strike “*This is not the preferred alternative of the WCC because...*”. The final two sentences shall now read “*On another note, the current cluster regulations state, in reference to the open space in that cluster, the Town must become the administrator of that conservation easement. The open space shall be protected for permanent recreational activities and conservation easement held by the Town, a qualified land trust, or an agency of State government.*”
- ❖ In #3, 2nd line, change “*Meridian Surveying*” to “*Meridian Land Services.*”
- ❖ In #4, subtitle Country 3 Corners, 8th line down, the word “*Novice*” shall be changed to “*Novise*”
- ❖ Same subtitle as above, 2nd line up from bottom, change “*MTB*” to “*MTBE*”.
- ❖ Same subtitle as above, last line, change “*volatile*” to “*soluble*”.
- ❖ In #5, 6th line down, change “*from them*” to “*for them*”.
- ❖ In #8, 5th line down, add “*and to report any wildlife species*” to the end of that sentence.
- ❖ In #8, 3rd line down, change the word “*booty*” to “*takings*”.

Andy made motion to accept the minutes as amended and 2nd by Pat. All voted in favor, and the minutes of October 12, 2005 become final.

2). Planning Board:

- ❖ *Mark Piekarski*, of the Sugar Hill Race Track, for a site plan, map 406, lot 005, 3.84 acres, and map 406, lot 004, 5.5 acres, located on Sugar Hill Rd., propose that the lot line between lots 004 & 005 be removed with total area to be consolidated as one lot comprising 9.34 acres in order to accommodate an addition which will include a snack bar and function room. Lots are zoned commercial and there are no wetland impacts. Comments to Planning- the

- lots need septic system approval to verify they can adequately handle the additional sewage loading.
- ❖ *Nextel Communications*, a site plan, presumably for a cell tower, located on 256 Maplewold Rd., map 408, lot 0003T. Comments to Planning: Plans are too small to read (11x170; no wetlands are shown; have they been evaluated? does the site conform to section 32 of the Zoning Ordinance?
 - ❖ *Tim & Bobby Wood*- Site plan which proposes a building lot on S. Stark Highway, tax map 411/103; no certification of wetland delineation. This lot preexisted 50' setback requirement. They are willing to complete a lot line adjustment. Surveyor Siciliano delineated the wetlands.
 - ❖ *Robert & Gail Silva* – Tom refrained from participation in this site plan because of professional involvement. This plan is located on S. Stark Highway, tax map 411/103. No wetland application has yet been filed. Comments to Planning: wetland boundary should be delineated; is the 15" culvert in the wetland crossing big enough?; it is unclear to the Commission if an engineer has executed a drainage calculation – the Commission suggests considering a small box culvert; what provisions have been made to allow for storm water runoff?; no treatment swales or detention ditches, to accommodate the inevitable runoff increase, are shown.
 - ❖ *John & Tammi Nelson* – A standard subdivision, located on River and Huntington Hill Rds., tax map 406/65, proposes to construct a road to connect River Rd. with Huntington Hill Rd. for a 22 lot subdivision. Tom refrained from participation in this plan due to professional involvement. Comments to Planning include: the Commission would like to see a cluster concept – the road could still go through, leaving the N. side of road as open space between the road and the brook; the wetland certification should not read “certified soil scientist” but rather “certified wetland scientist”.
 - ❖ *Arthur & Yevonne Siciliano* – propose a subdivision on Pine Hill Rd., tax map 202/lot 10.1 into 8 residential lots. Comments to Planning: the Commission preferred the cluster layout as initially proposed; why are not lots 10.5, 10.6, and 10.7 moved further to the West and South as originally presented to the Commission?
 - ❖ *Michael & Kathi Melcher* – lot line adjustment on Buckley Rd., tax map 407/ lots 39 & 40. This site is located in a rural agricultural district. Comment to Planning: will the existing driveway be relocated, or will there be an access easement?
 - ❖ *Craig Hatfield* – Lot line adjustment and subdivision, located on River Rd, tax map 412, lots 100 & 101. This site is located in a rural agricultural district. Comments to Planning: 50' wetland setback is required to be shown; several wells encompass part of the 4K septic area; what is the proposed stewardship for the open space?

3). Glenn Dubois – Tom spoke with Mr. Dubois by phone, and Glenn assured Tom that he had in fact submitted a takings list, along with the gate key, to Mr. Bob Christiansen last April. He also stated he wrote and sent a letter to Mr. Christiansen specifying species trapped, along with species observed while trapping, as stipulated by an agreement made with the Commission. However, the Commission never received the letter written by Mr. Dubois, which explains why the Commission suspected there was a violation of the agreement. Glenn's recorded takings for the past season include: 1 beaver; 2 muskrat; and 1 ermine. No fisher was taken, which the species was most sought after. Glenn's trapping exercise lasted 1 week. Tom reported he will change the lock to the property access.

4). 2006 Budget- The Commission was given an extension to propose an operating budget for fiscal 2006, but Tom feels it would be best to default. At this juncture of this discussion, Andy made motion to accept a default budget for 2006, 2nd by George. Discussion followed, and during this time Tom mentioned he feels certain that the Commission is not over budget

for 20065. Pat made note that this past years' educational forum, which cost \$150.00, was not allotted from the budget. At this stage in the discussion, Pat suggested adding an educational line item to the annual budget, to be used for printing brochures, pamphlets, and books. Andrea volunteered to contact Tina Pelletier to procure updated information concerning the budget. Andy retracted his motion in order to allow more time to secure additional data concerning the budget.

5). Warrant Article- Andy mentioned that there are two town owned land locked parcels located in the Chipmunk Falls area that should be placed under conservation protection. Andy volunteered to draft a warrant article supporting this objective.

6). Dick Ludders- representative for the Piscataquog River Local Advisory Committee, will visit the Commission next month to discuss a watershed study for Lake Horace, which will be funded from an available grant in 2006. Also, he wants to discuss a pending piece of legislation that proposes to reduce the spreading of sludge from a current setback of 250' to 100' from water bodies, including designated, and will be administered at the State level. Mr. Ludders feels the most effective way to maintain the 250' setback is by warrant article at the local level. Mr. Ludders implied the Commission should prepare the warrant article. The source of the sludge is relative to a sewerage treatment facility. Andy commented that before this project can be deemed as detrimental to the environment, he would like to study the science behind this proposition, including leaching effects, transportation, and the types of materials used. Also being invited to next months' meeting are members of the Lake Horace Land Owners Association.

7). Non Public Session- Andrea made motion to go into non public session to discuss information divulged at the previous Open Space Committee meeting concerning the Ferrente Property. George 2nd all voted in favor, and the meeting transfers into non public session at 10:05 P.M. John made motion to exit the non public session, 2nd by Pat. An individual tally was taken, and all voted in the affirmative. The non public ended at 10:25 P.M.

8). Adjournment- Andrea made motion to adjourn, 2nd by John. All voted in favor, and this meeting ends at 10:27 P.M.

Respectfully Submitted,

John Ciampi
Recording Secretary

CC: Town Clerk
BOS
Tina Pelletier
Office Files